

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: MAY 14, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

ZON-32804 - REZONING - PUBLIC HEARING - APPLICANT: CITY OF LAS VEGAS - OWNER: LAS VEGAS RESCUE MISSION, INC. - Request for a Rezoning FROM: C-2 (GENERAL COMMERCIAL) TO: M (INDUSTRIAL) on 2.16 acres at 480 West Bonanza Road (a portion of APN 139-27-301-003), Ward 5 (Barlow)

C.C.: 06/17/2009

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

APPROVAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions (Not Applicable) and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest Postcard
7. Submitted after Final Agenda – Protest Postcard
8. Submitted at Meeting – Parking Study by VTN Nevada for Items 22-25

Motion made by STEVEN EVANS to Approve

Passed For: 5; Against: 1; Abstain: 0; Did Not Vote: 0; Excused: 1

MICHAEL E. BUCKLEY, VICKI QUINN, STEVEN EVANS, GLENN TROWBRIDGE, BYRON GOYNES; (Against-RICHARD TRUESDELL); (Abstain-None); (Did Not Vote-None); (Excused-KEEN ELLSWORTH)

Minutes:

CHAIR TROWBRIDGE declared the Public Hearing open for Items 22-25.

DOUG RANKIN, Planning and Development, stated the site has 51 parking spaces and has a split zone, C-2 and M zoning. The applicant is converting a dining area into sleeping quarters and four parking spaces into a loading zone. Staff recommended approval of Item 22, regarding the zoning amendment, as it will bring it into conformance with the General Plan and eliminate

PLANNING COMMISSION MEETING OF: MAY 14, 2009

the split zoning. However, even if the proposed loading zone was approved, a parking variance would still be needed for 17 spaces. Staff could not support the request, as the parking variance is a self-imposed hardship and recommended denial of Items 23-25.

GEORGE ROGERS, Architect, 6325 South Jones Boulevard, appeared on behalf of the applicant. He noted that the Director of the Las Vegas Rescue Mission was present in the audience. MR. ROGERS spoke on the history of the site, in which two years ago, a new dining hall was approved on the west side of the facility, which is in its final phase of construction. He clarified that the original site plan indicated additional parking spaces by the adjacent thrift shop that was incorrect. The old dining facility will house the additional beds, and there will also be a loading zone. Most of the current parking on site is not being utilized, as these individuals do not have vehicles and walk to the facility. The only change to the facility, itself, will be the addition of an exterior staircase, which cannot be seen from the streets. He re-affirmed for COMMISSIONER EVANS that the square footage of the facility is not changing; only the dining area will be modified to accommodate additional beds.

ROBERT HOSEA, VTN Consulting, 2727 South Rainbow Boulevard, stated a traffic evaluation of the existing facility and an analysis of the proposed expansion was done. Parking was utilized at various times of the day, with a maximum of 29 vehicles parked on site out of the 51 spaces available. With the current number of parking spaces being utilized, along with the additional beds, it was projected that only 41 of the 51 parking spaces would be needed to handle the expansion. Since many of the individuals utilizing the services do not have vehicles and parking is basically used by staff and volunteers, the proposed number of parking spaces was found to be sufficient for the site. MR. ROGERS added that the Institute of Transportation Engineers, which is an organization that publishes parking requirements, did not have parking requirements or standards for a facility of this nature. He felt this could be part of the reason that the Ordinance, which ties parking to number of beds within such a facility, may not be accurate. COMMISSIONER EVANS agreed that the City's parking requirements are somewhat excessive, given the fact that most of the individuals utilizing the facility do not have vehicles.

TODD FARLOW, 240 North 19th Street, applauded the applicant on a wonderful job, but if individuals will be living at the facility, he believed the zoning should be modified. He confirmed with LUCIEN PAET, Public Works, that Wilson Street will eventually reconnect onto D Street.

Regarding Item 25, MIKE GALFORD, 421 West Bonanza Road, expressed concern that once the facility closes, their property and his will be utilized by homeless individuals wandering around the area and urinating. He was open to working with the applicant to resolve this ongoing issue. KEN HEATER, Executive Director, Las Vegas Rescue Mission, 9599 West Charleston Boulevard, submitted documentation for the record and responded that there are two port-of-potties inside the facility that are utilized by the homeless. They are a part of the Corridor of Hope and are always open to working with them, as well as MR. GALFORD on solutions. They have a one-year recovery program offered to individuals, with 120 current members. He informed CHAIR TROWBRIDGE that up to 500 meals are served daily.

PLANNING COMMISSION MEETING OF: MAY 14, 2009

COMMISSIONER GOYNES stressed that the homeless issue is a sensitive one and exists in the valley and not just Ward 5. He was disappointed that discussions are not taking place to provide shelters in other wards. There are at least 400 individuals who sleep in tents along the streets in Ward 5, and the odor is profound. In addition, these individuals are sleeping in construction zones and with the construction taking place on a nearby major freeway, it could create another tent city under this freeway. When these homeless individuals do not receive services from this facility, he is aware that many inundate the churches and neighborhoods within Ward 5, whereby crime and negative elements rise. The Commissioner supported the request since there were no major changes to the site; however, he urged everyone involved to look at other wards and take some of the burden off of Ward 5, as the area is overpopulated and puts blight in this area.

MR. HEATER advised COMMISSIONER TRUESDELL that the metal sheds on site are used for mostly storage and a laundry facility. The Mission also handles commodities for the State of Nevada. The Commissioner commended the facility and its services; however, he agreed with COMMISSIONER GOYNES' comments.

CHAIR TROWBRIDGE declared the Public Hearing closed for Items 22-25.

